



Baltimore County
Department of Planning

Quarterly Subdivision Report

January 1, 2013 -- March 31, 2013

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Policy Framework

Baltimore County, Maryland, began launching growth management policies in the 1960s. The master plans and their landmark programs are essential to maintaining the sustainable development for economic well-being, public health and safety, education, and resource preservation for communities and constituents in Baltimore County.

In 1967, the Baltimore County Planning Board approved to establish the Urban-Rural Demarcation Line (URDL), maximizing the efficiency of county revenues on infrastructure in urban areas and preserving important natural and agricultural resources in rural areas (Map 1 on page 3). Properties within the URDL may use public water and sewer, thereby enabling growth inside the urban areas and supporting to limit development in rural county. The majority of the county's development will continue to take place within the Urban-Rural Demarcation Line (URDL). In addition to the URDL, Baltimore County has also created land management areas (LMAs) to further specify land use categories for areas inside or outside the URDL (Map 1).

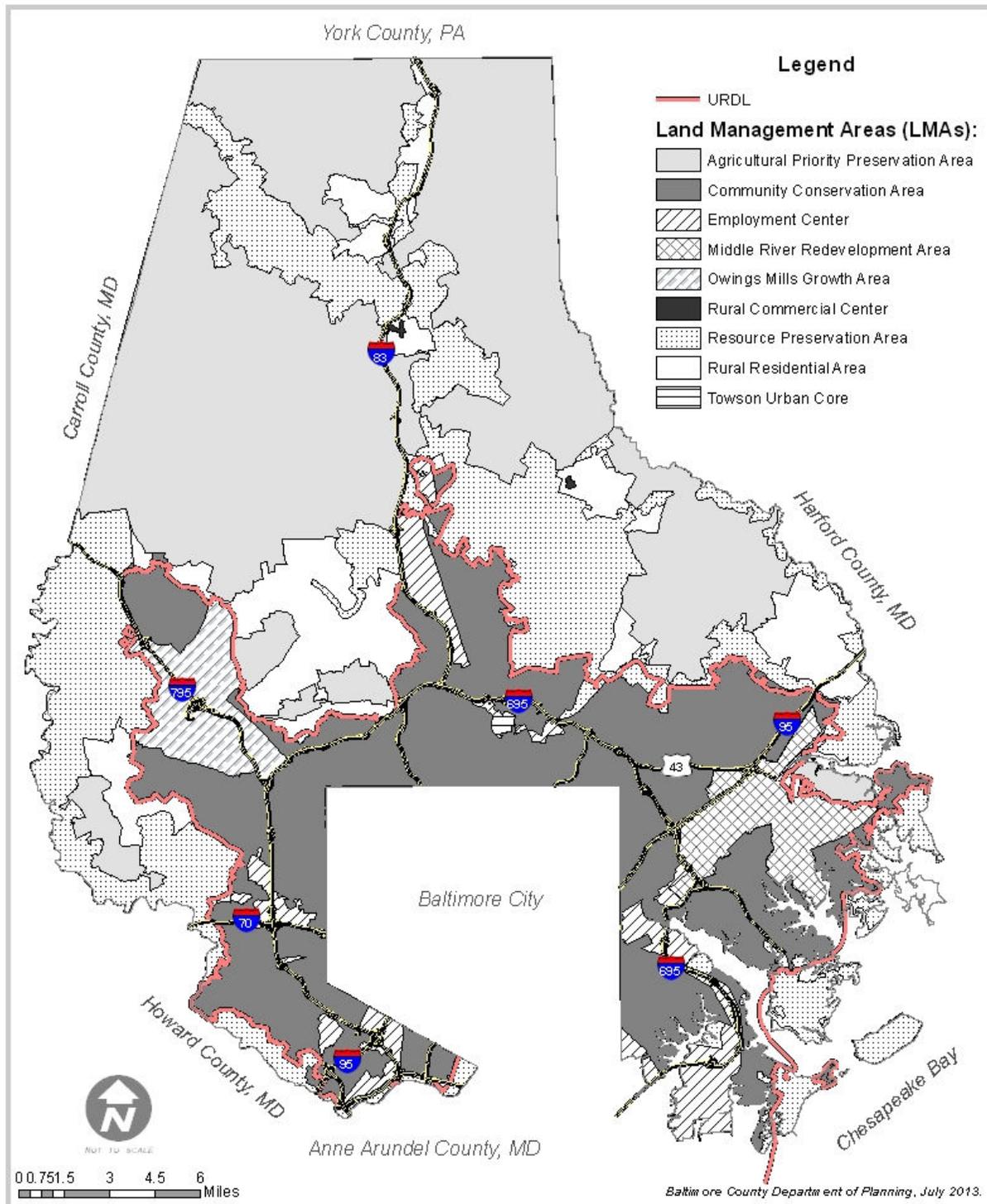
Baltimore County for decades has been a national showcase for implementing growth management principles incorporated in its master plan goals and objectives. Ninety percent of population resides within the URDL. The county has permanently preserved 55,000 acres of agricultural land of its goal of 80,000 acres to be placed in land preservation. In December 2012, Baltimore County established its Growth Tier Designations as required by the Sustainable Growth and Agricultural Act of 2012 (Senate Bill 236). In September 2013, Baltimore County amended the Growth Tier Designations.

As one of the master plan implementation reports, the Quarterly Subdivision Reports (the "Report") compile and analyze approved development patterns and trends within Baltimore County. The Report indicates how the county continues its success and legacy in sustainable growth, resource preservation, and drinking water protection.

This issue of the Report summarizes approved development plans for residential and non-residential activities in Baltimore County in the time period between January 1, 2013 and March 31, 2013, using current information provided by the county's Department of Permits, Approvals, and Inspections (PAI). Detailed information on each of the development plans in the reporting quarter is presented in alphabetical order in the Appendix. The Report furnishes the analyses of the following key elements with regard to approved development plans:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number
- Building permits by dwelling type
- Non-Residential development types and acreage

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



This diagram below further illustrates the relationship between the URDL and land management areas (LMAs) and each LMA's full name. The LMAs were established in the *Master Plan 2010* and revised in the *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

LMA Code	LMA Name	Location with Reference to URDL
CCA	Community Conservation Area	In
EC	Employment Center	In
EC HV	Employment Center - Hunt Valley	In
MRRA	Middle River Redevelopment Area	In
OMGA	Owings Mills Growth Area	In
TUC	Towson Urban Center	In
APPA	Agricultural Priority Preservation Area	Out
RCC	Rural Commercial Center	Out
RPA	Resource Preservation Area	Out
RRA	Rural Residential Area	Out

Development Summary

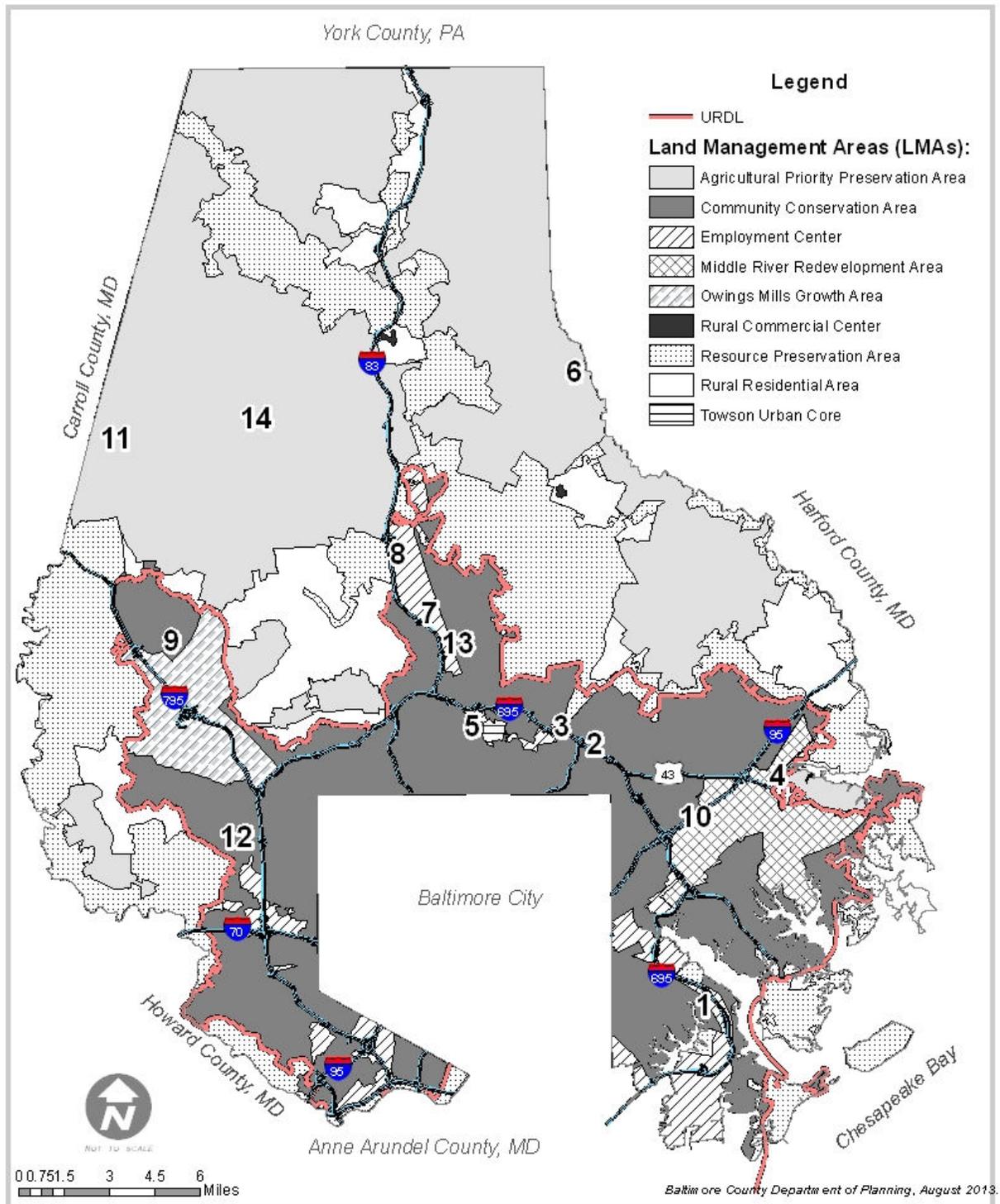
During the 1st quarter of 2013, Baltimore County approved 14 development plans. Figure 1 displays that during this reporting period, 1 planned unit development (PUD), 3 major development plans, 3 minor subdivisions plans, and 7 limited exemptions were approved. Figure 1 also shows that 11 approved development plans are within the urban LMAs and Growth Tier 1. The 3 others are within the rural LMA and Growth Tier 4. The map on Page 5 depicts each approved development plan's location to the LMAs and URDL.

Figure 1. Approved Development Plans, 1st Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	150954	THE TOWNES AT NORTH POINT PUD	01/25/13	PUD	SFA	BL	8.55	CCA	1
2	90244	TOM ANTONIOU DEVELOPMENT	01/25/13	LIMITED	COMMERCIAL	BL	1.61	CCA	1
3	90829	RUSHLEY ROAD	01/30/13	MAJOR	SFD	DR 3.5	11.10	CCA	1
4	111089	THOMASLAND SCHADIE	01/31/13	LIMITED	MIXED	ML	23.91	MRRA	1
5	90833	PATIENT FIRST	01/31/13	LIMITED	OFFICE	BR-CCC	0.77	EC	1
6	100461	HARFORD PARTNERS LLC PROPERTY	02/06/13	MINOR	SFD	RC 2	198.64	APPA	4
7	80186	AUTOZONE #4657	02/12/13	LIMITED	COMMERCIAL	BR-IM	1.75	EC	1
8	80882	ROYAL FARMS STORE 191	02/14/13	LIMITED	COMMERCIAL	BM-IM	3.33	EC HV	1
9	40650	TIMBER GROVE ESTATES	02/19/13	MAJOR	SFD	DR 5.5	4.02	CCA	1
10	140487	MCNEAL FARM	02/22/13	MAJOR	SFD	DR 5.5	9.92	CCA	1
11	40655	BARNES, GREGORY PROPERTY	03/04/13	MINOR	SFD	RC 2	5.44	APPA	4
12	20772	MCDONALDS RESTAURANT	03/04/13	LIMITED	COMMERCIAL	BL-AS	1.12	CCA	1
13	80858	GLOBAL VIEW CENTER	03/06/13	LIMITED	COMMERCIAL	MR	6.17	CCA	1
14	50325	SALLIE M WALLER PROPERTY	03/26/13	MINOR	SFD	RC 2	39.62	APPA	4

Source: Baltimore County Government, August 2013.

Approved Development Plans, 1st Quarter, 2013



Residential Development

Figure 2 portrays that in the 1st quarter of 2013, Baltimore County approved 187 housing units. Among them, all (or 100%) are single family structures, including detached, attached, or semi-detached. There were no multi-family units in the approved development plans in this reporting quarter. The number of single family attached units was predominant, reflecting the continued effort to promote a high density development for a sustainable development and preservation. Figures 2 and 3 portray that 181 out of 187 units are in the Community Conservation Area (CCA) or Growth Tier 1. The remaining 6 units are in the Agricultural Priority Preservation Area (APPA) or Growth Tier 4. Statistics in Figures 2 and 3 are compelling evidence demonstrating the sustained success of the county's growth management policies.

Figure 2. Units by Type in Approved Development Plans, 1st Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	SFD	SFSD	SFA	MF	LMA	Growth Tier
1	150954	THE TOWNES AT NORTH POINT PUD	01/25/13	PUD	SFA	0	0	108	0	CCA	1
3	90829	RUSHLEY ROAD	01/30/13	MAJOR	SFD	34	0	0	0	CCA	1
6	100461	HARFORD PARTNERS LLC PROPERTY	02/06/13	MINOR	SFD	2	0	0	0	APPA	4
9	40650	TIMBER GROVE ESTATES	02/19/13	MAJOR	SFD	14	0	0	0	CCA	1
10	140487	MCNEAL FARM	02/22/13	MAJOR	SFD	25	0	0	0	CCA	1
11	40655	BARNES, GREGORY PROPERTY	03/04/13	MINOR	SFD	2	0	0	0	APPA	4
14	50325	SALLIE M WALLER PROPERTY	03/26/13	MINOR	SFD	2	0	0	0	APPA	4

Source: Baltimore County Government, August 2013.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

Sum	79	0	108	0
Grand Total:	187	SF =	100%	
		MF =	0%	

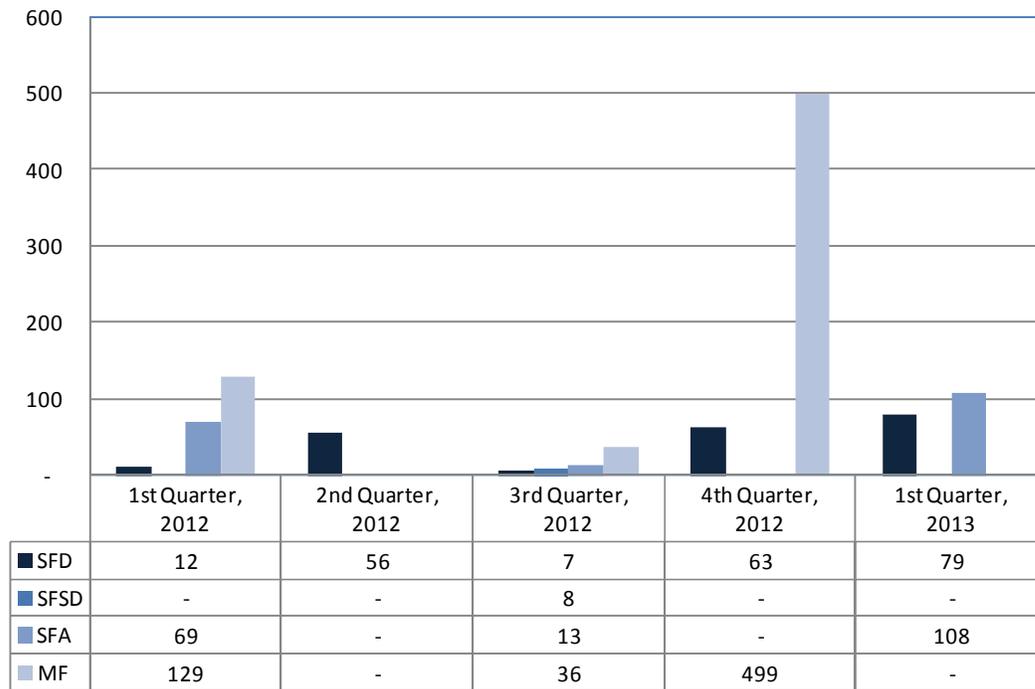
Figure 3. Number of Units in Approved Development Plans, 1st Quarter, 2012 - 1st Quarter, 2013

LMA Code	LMA Name	1st Quarter, 2012	2nd Quarter, 2012	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	Total
APPA	Agricultural Priority Preservation Area	0	0	0	5	6	11
CCA	Community Conservation Area	204	53	28	557	181	842
EC	Employment Center	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	0	0	0	0
OMGA	Owings Mills Growth Area	0	0	0	0	0	0
RCC	Rural Commercial Center	6	0	0	0	0	6
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	3	36	0	0	39
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	210	56	64	562	187	1,079

Source: Baltimore County Government, August 2013.

Figure 4 (page 7) displays that compared to the 1st quarter of 2012, all the units approved in the 1st quarter of 2013 were single family detached or attached. Even though there were no multi-family units approved in this quarter, the predominant number of single family attached units demonstrates the market demand as a result of the emerging demographic trends.

Figure 4. Units by Type in Approved Development Plans
1st Quarter, 2012 - 1st Quarter, 2013



The report also compiles residential units that are newly permitted in the occupancy permits in the same quarter. The units in occupancy permits were in fact approved in development plans or PUDs that took place some years prior to the reporting quarter. Like the information on approved development plans, the occupancy permits show the development trends and patterns in Baltimore County and how well it has successfully achieved its growth management objectives.

Figure 5 summarizes the number of units by type for between 1st quarter of 2012 and 1st quarter of 2013. Among all the 1,448 units approved for occupancy, 88.7% were single family structures. Figure 6 (page 8) illustrates that during the 1st quarter of 2013, more than 90% of new units are within the URDL or Tier 1, another critical indicator of the successful growth management policy implementation.

Figure 5. Units in Occupancy Permits, 1st Quarter, 2012 - 1st Quarter, 2013

Housing Type	1st Quarter, 2012	2nd Quarter, 2012	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	Total
SFD	82	139	113	122	118	574
SFSD	1	3	2	3	6	15
SFA	125	233	90	140	108	696
MF	56	80	-	-	27	163
Sum	264	455	205	265	259	1,448

Source: Baltimore County Government, August 2013.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 1st Quarter, 2013

LMA	SFD	SFSD	SFA	MF	Total			
APPA	8	-	-	-	8			
CCA	81	6	13	27	127			
MRRA	14	-	-	-	14			
OMGA	4	-	92	-	96			
RPA	3	-	-	-	3	Policy Area Type	# of Units	% Share of Total
RRA	8	-	-	-	8	Urban LMA	240	92.66%
TUC	-	-	3	-	3	Rural LMA	19	7.34%
Sum	118	6	108	27	259			

Growth Tier	SFD	SFSD	SFA	MF	Total			
1	100	6	108	27	241			
2	-	-	-	-	0	Policy Area Type	# of Units	% Share of Total
3	6	-	-	-	6	Tier 1	241	93.05%
4	12	-	-	-	12	Ters 3 & 4	18	6.95%
Sum	118	6	108	27	259			

Source: Baltimore County Government, August 2013.

Non-Residential Development

Among all the 14 approved development plans in the 1st quarter of 2013, 7 were for non-residential uses approved as limited exemptions (Figure 7). The largest non-residential development was approved in the Middle River Redevelopment Area (MRRA) with 175,600 square feet of 12 small buildings for office or light manufacturing. Other non-residential uses approved were retail, restaurants, or office in the Community Conservation Area (CCA), Employment Center (EC), or Employment Center-Hunt Valley (EC-HV) (not necessarily in this order).

Figure 7. Approved Development Plans, 1st Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Type	Square Feet	Use Type	LMA
2	90244	TOM ANTONIOU DEVELOPMENT	01/25/13	COMMERCIAL	-	Change lots' sizes	CCA
4	111089	THOMASLAND SCHADIE	01/31/13	MIXED	175,600	12 small buildings for office or light manufacturing.	MRRA
5	90833	PATIENT FIRST	01/31/13	OFFICE	7,033	Medical clinic; raze existing structures.	EC
7	80186	AUTOZONE #4657	02/12/13	COMMERCIAL	7,360	Auto repair; raze existing buildings.	EC
8	80882	ROYAL FARMS STORE 191	02/14/13	COMMERCIAL	6,528	Convenience store, car wash, fueling, carryout.	EC HV
12	20772	MCDONALDS RESTAURANT	03/04/13	COMMERCIAL	4,215	New McDonald Restaurant; raze old McDonald.	CCA
13	80858	GLOBAL VIEW CENTER	03/06/13	COMMERCIAL	6,000	Retail and restaurant.	CCA

Source: Baltimore County Government, August 2013.

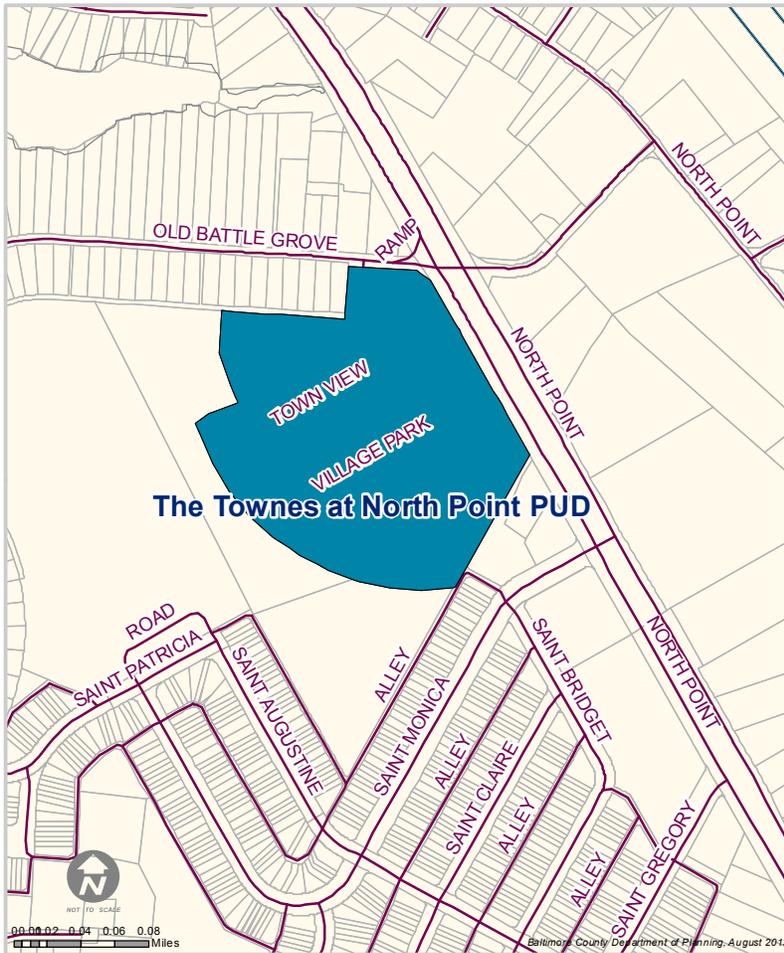
Appendix

Definitions:

REFERENCE #	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK	The development track of the project (MAJOR, MINOR, LIMITED, or PUD)
MINOR SUB #	The 5-digit reference assigned to minor subdivisions by PAI
RPD	Regional Planning District
TAZ	Transportation Analysis Zone for regional transportation planning
COUNCIL DISTRICT	County Councilmanic District
ALIAS	An alias for the project name
LOCATION	Address of project
TAX MAP/BLOCK/PARCEL	Tax map reference numbers
DEVELOPMENT TYPE	Type of development proposed
PROPOSED UNITS/LOTS	Number of proposed lots/units for a project
SFD	Single family detached units, also includes sfd condominiums
SFSD	Single family semi-attached units, duplex
SFA	Single family attached units, also includes sfa condominiums
MULTI FAM	Apartments, condominium buildings, elderly housing apartments
SPECIAL	Special units – assisted living
OTHER	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS/LOTS	Number of developed lots/units so far, includes existing to remain
PLAN SUBMITTED	The date the plan was received by the Department of Planning
PLAN APPROVAL	The date the plan was approved
PLAT APPROVAL	The date the record plat was approved
PLAT RECORDED	The date the plat was recorded in land records
TOTAL ACREAGE	Acreage of entire project
ZONING 1	Largest zoning area on site with its acreage
ZONING 2	2nd largest zoning area with its acreage
ZONING 3	3rd largest zoning area with its acreage
EXISTING LOTS/UNITS	Existing lots/units to remain
ZIP	Postal code
LMA	Land Management Areas
WATER ZONE	Water Service Area designation
CENSUS TRACT	A Census Bureau geographic unit
BLOCK GROUP	Geographic subset of Census tracts
DEED REF	The deed file number when recorded into land records
PLAT REF	The plat file number when recorded into land records
CONDO	Indicates if the project contains condo units.

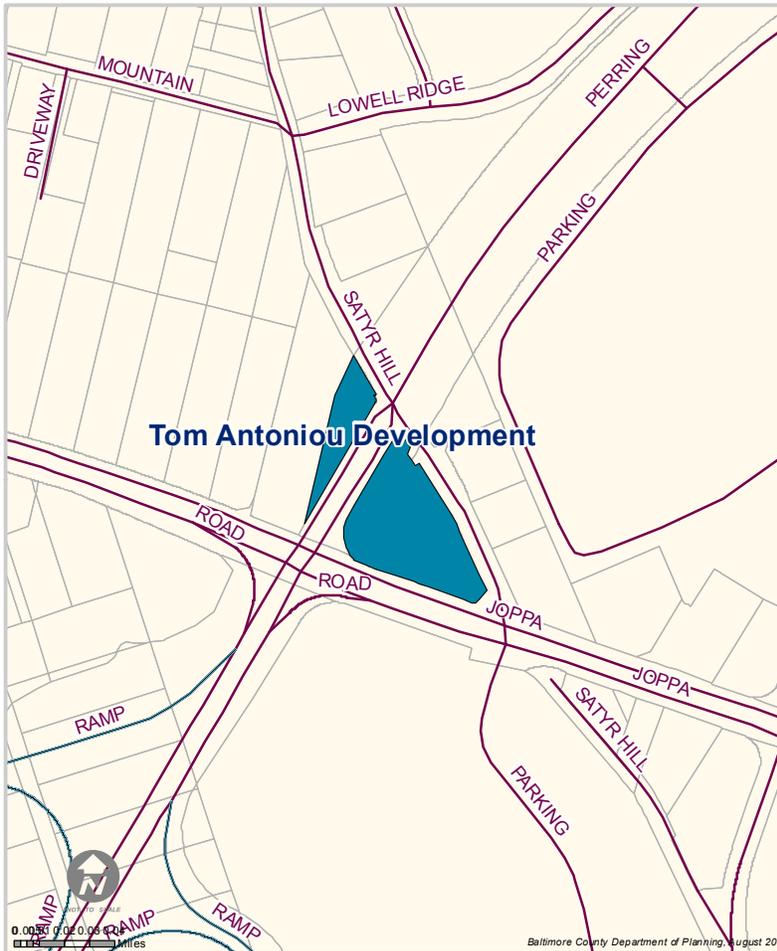
The Townes at North Point PUD

DEVELOPMENT TRACK:	PUD	PAI #	150954				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
LOCATION:	SW COR NORTH POINT BOULEVARD AND OLD BATTLE GROVE RD						
MAP	104	COUNCIL DISTRICT	7	PLAN SUBMITTED	06/01/12		
BLOCK	8	LMA	CCA	PLAN APPROVAL	01/25/13		
PARCEL	361	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	108	UNITS/LOTS	0	ZONING1	BL	ACRES	8.55
SFD	0	DVLP SFD	0	ZONING2	BL-AS	ACRES	1.38
SFSD	0	DVLP SFSD	0	ZONING3	BM-AS	ACRES	0.51
SFA	108	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Also DR 5.5 (0.01ac).						



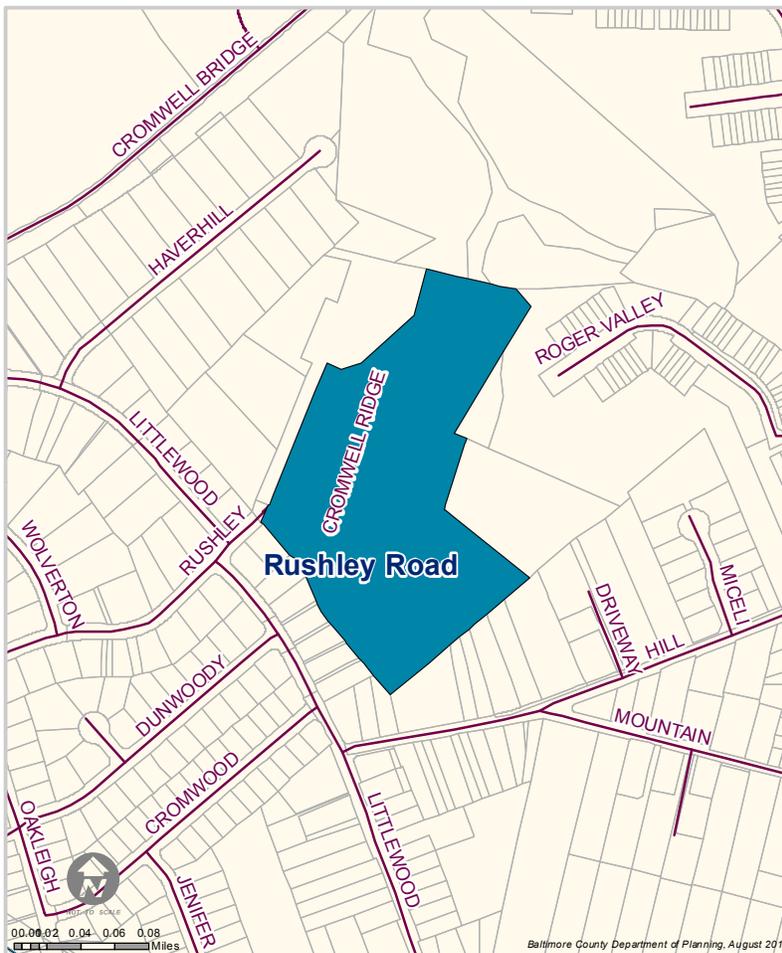
Tom Antoniou Development

DEVELOPMENT TRACK:	Limited	PAI #	900244				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
LOCATION:	E AND W/S PERRING PKWY, N OF E JOPPARD						
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	10/15/12		
BLOCK	7	LMA	CCA	PLAN APPROVAL	01/25/13		
PARCEL	1365	Growth Tier	1		01/31/13		
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	2	ZONING1	BL	ACRES	1.61
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	2				
COMMENTS:	Existing structures to remain. The purpose of this plan is to enlarge Lot B existing retail to remain. (formerly referred to as Lot 1) to 1.244ac and bank to remain. Also to reduce Lot A (formerly Parcel A) to 0.07.						



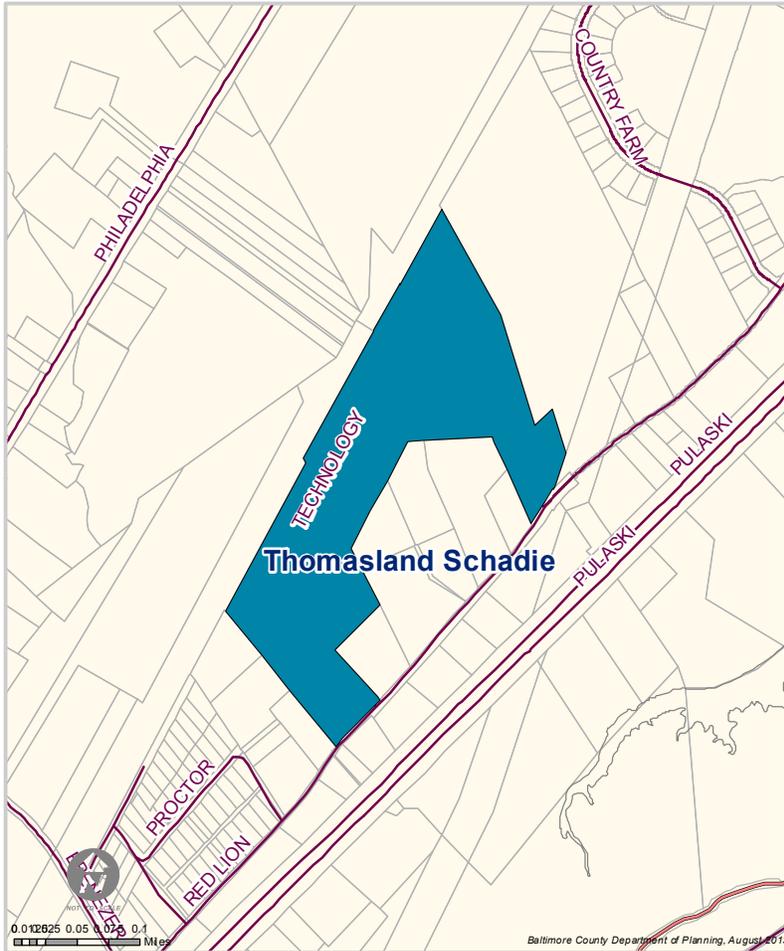
Rushley Road

DEVELOPMENT TRACK:	Major	PAI #	900829				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
LOCATION:	SW/S RUSHLEY RD, E OF LITTLEWOOD RD						
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	04/21/11		
BLOCK	7	LMA	CCA	PLAN APPROVAL	01/30/13		
PARCEL	124/1060/1073/1092	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	34	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	11.1
SFD	34	DVLP SFD	0	ZONING2	DR 2	ACRES	3.4
SFSD	0	DVLP SFSD	0	ZONING3	DR 5.5	ACRES	0.1
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwellings (#1905 and 1907 Rushley Rd) to be razed.						



Thomasland Schadie

DEVELOPMENT TRACK:	Limited	PAI #	111089				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
LOCATION:	NW/S RED LION RD, NE OF EBENEZER RD						
MAP	73	COUNCIL DISTRICT	5	PLAN SUBMITTED	06/02/11		
BLOCK	19	LMA	MRRA	PLAN APPROVAL	01/31/13		
PARCEL	10/92/148/231/439	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	13	UNITS/LOTS	1	ZONING1	ML	ACRES	23.91
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	13	DVLP OTHER	1				
COMMENTS:	DRC#082508H. Existing SFD to be razed (B786833 issued 5/31/12). Proposed, 12 small buildings for office, industrial light, and manufacturing uses.						



Patient First

DEVELOPMENT TRACK:	Limited	PAI #	900833			
DEVELOPMENT TYPE:	Office	MINOR SUB #:				
LOCATION:	SW/S YORK RD, OPP END OF FAIRMOUNT AVE					
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	08/13/12	
BLOCK	1	LMA	EC	PLAN APPROVAL	01/31/13	
PARCEL	188/994	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BR-CC	ACRES
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			Sum 0.77
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			
COMMENTS:	DRC#032712A. Existing structures to be razed. Proposed medical clinic (#950 York Rd-7,033sf).					



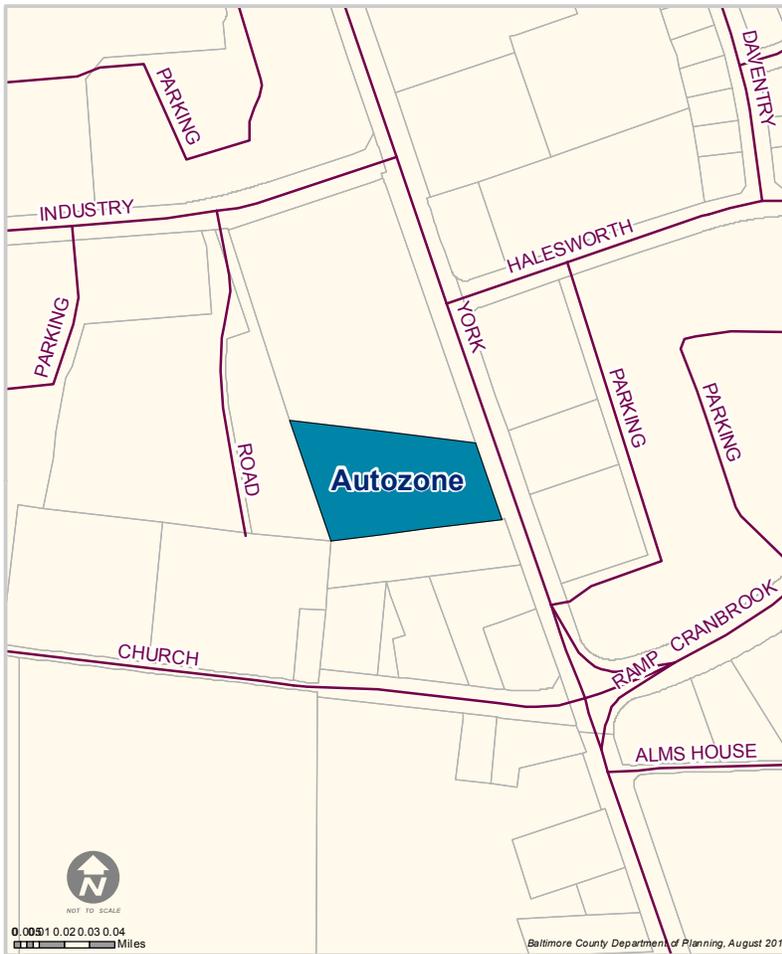
Harford Partners LLC

DEVELOPMENT TRACK:	Minor	PAI #	100461				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	11005M				
LOCATION:	N AND W/S HUTCHINS MILL RD, W OF POCOCK RD						
MAP	30	COUNCIL DISTRICT	3	PLAN SUBMITTED	03/08/11		
BLOCK	1	LMA	APPA	PLAN APPROVAL	02/06/13		
PARCEL	13	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	198.64
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwelling (#16140 Hutchins Mill Rd) to remain on lot 1 (15.00ac). Proposed dwelling (#16144) on lot 2 (183.65ac).						



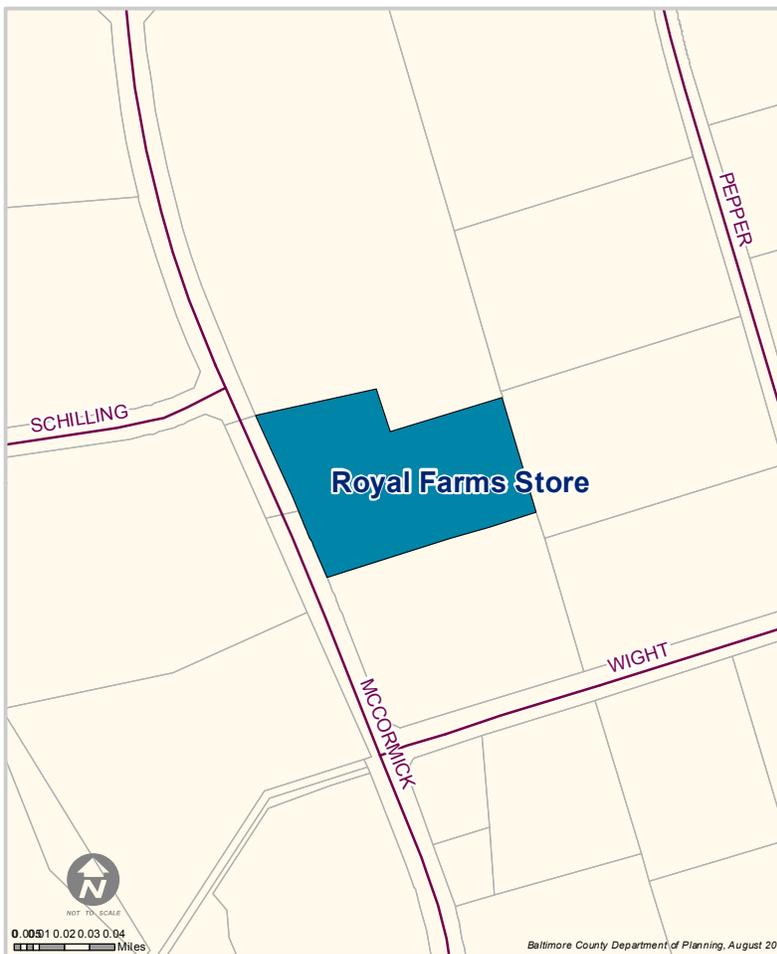
Autozone

DEVELOPMENT TRACK:	Limited	PAI #	800186			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
LOCATION:	W/S YORK RD, S OF INDUSTRY LN					
MAP	51	COUNCIL DISTRICT	5	PLAN SUBMITTED	07/19/12	
BLOCK	11	LMA	EC	PLAN APPROVAL	02/12/13	
PARCEL	202	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BR-IM	ACRES
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			Sum 1.75
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			
COMMENTS:	DRC#042412A. All existing buildings (restaurant, auto repair, and another building to be razed). Proposed Autozone (7,360sf)					



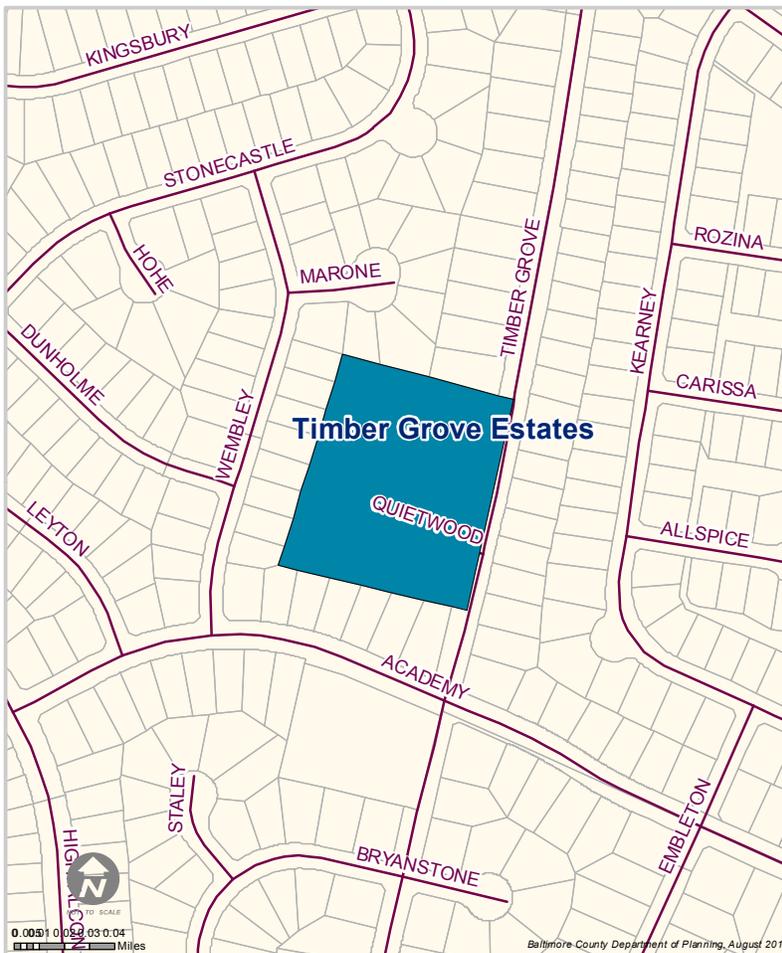
Royal Farms Store

DEVELOPMENT TRACK:	Limited	PAI #	800882				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
LOCATION:	E/S OF MCCORMICK RD, S OF SCHILLING CIR						
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	10/26/12		
BLOCK	15	LMA	EC HV	PLAN APPROVAL	02/14/13		
PARCEL	434	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM-IM	ACRES	3.33
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				
COMMENTS:	DRC#071012C Proposed Convenience Store and Carryout (5121sf), Car Wash (1407sf), Fueling Station.						



Timber Grove Estates

DEVELOPMENT TRACK:	Major	PAI #	400650				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
LOCATION:	W/S TIMBER GROVE RD, N OF ACADEMY AVE						
MAP	49	COUNCIL DISTRICT	2	PLAN SUBMITTED	12/08/11		
BLOCK	19	LMA	CCA	PLAN APPROVAL	02/19/13		
PARCEL	129	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	14	UNITS/LOTS	0	ZONING1	DR 5.5.	ACRES	4.02
SFD	14	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwelling (#304 Timber Grove Rd) to be razed.						



McNeal Farm

DEVELOPMENT TRACK:	Major	PAI #	140487				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
LOCATION:	SE/S BABIKOW RD, SW OF SHIRLEYBROOK AVE						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	12/16/11		
BLOCK	7	LMA	CCA	PLAN APPROVAL	02/22/13		
PARCEL	433	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	25	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	9.92
SFD	25	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing building (#7827 Babikow Rd) to be razed. Resubmittal approved 04/10/2013 (HOH).						



Barnes, Gregory Property

DEVELOPMENT TRACK:	Minor	PAI #	400655				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	11002M				
LOCATION:	E/S HANOVER PK, N OF OLD HANOVER RD						
MAP	31	COUNCIL DISTRICT	3	PLAN SUBMITTED	02/11/11		
BLOCK	4	LMA	APPA	PLAN APPROVAL	03/04/13		
PARCEL	160	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	5.44
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Existing dwelling (#15401 Hanover Pk) to remain on lot 2 (2.77ac). Proposed dwelling on Lot 1 (2.66ac).						



McDonalds Restaurant

DEVELOPMENT TRACK:	Limited	PAI #	200772			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
LOCATION:	SW/S LIBERTY RD					
MAP	77	COUNCIL DISTRICT	4	PLAN SUBMITTED	12/04/12	
BLOCK	23	LMA	CCA	PLAN APPROVAL	03/04/13	
PARCEL	538/633	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL-AS	ACRES
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES
SFSD	0	DVLP SFSD	0	ZONING3	DR 16	ACRES
SFA	0	DVLP SFA	0		Sum	1.17
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			
COMMENTS:	DRC#071012D. Address listed as 8227 on the plan, should be 8231. Existing McDonalds to be razed. New McDonalds (4,215sf) to be built.					



Global View Center

DEVELOPMENT TRACK:	Limited	PAI #	800858			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
LOCATION:	E/S YORK RD, OPP LANDSTREET RD					
MAP	51	COUNCIL DISTRICT	3	PLAN SUBMITTED	06/04/12	
BLOCK	23	LMA	CCA	PLAN APPROVAL	03/06/13	
PARCEL	183	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	MR	ACRES
SFD	0	DVLP SFD	0	ZONING2	DR 2	ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			Sum 6.17
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	2	DVLP OTHER	1			
COMMENTS:	DRC#032012C. Existing building (38593sf) to be renovated to Retail and Restaurant.					
	Proposed Restaurant building (6000sf).					



Sallie M Waller Property

DEVELOPMENT TRACK:	Minor	PAI #	500325				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	08084M				
LOCATION:	E/S FALLS RD, S OF BLACK ROCK RD						
MAP	27	COUNCIL DISTRICT	3	PLAN SUBMITTED	10/03/08		
BLOCK	13	LMA	APPA	PLAN APPROVAL	03/26/13		
PARCEL	266	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	RC 2	ACRES	39.62
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Proposed dwelling on lot 1 (19.08ac) and lot 2 (020.54ac).						

